

## **CONDITIONAL USE ANALYSIS**

### **May 14, 2008**

**C-20-2008**

**Willow's Ideal Sport Horses (Jayme Alexander)**

**2877 S. Cassell Street**

**A Zone (3.46 Acres)**

The applicant, Jayme Alexander, is requesting a conditional use for horse leasing and training facility. The zoning for this area is A, Agricultural. The West Valley City General Plan anticipates Rural Residential uses for this area. The surrounding zone is Agricultural (A) with R-1-6 to the east. The surrounding uses include residential, the Jordan River Parkway is located to the east and Pacificorp has a facility to the south.

Ms. Alexander would like to conduct horse riding lessons and horse leasing from her property which is 1.12 acres. She also leases 2.34 acres of land located directly south of her property for grazing purposes from Pacificorp. This is a lease that is reviewed annually. In an agricultural zone the amount of animals allowed on the premises is based on animal points. There are 200 points per acre, horses are worth 40 points. Therefore, with the 3.46 acres available to Ms. Alexander she could have up to 17 horses on the property. Currently, there are 12 horses.

Six (6) of the horses are part of a leasing program. The remaining horses are used for riding lessons, or are the property owners personal horses and are not used for the business. The six horses that are leased have three (3) clients each leasing them. The lease includes 8 hours of riding time each week. There are two (2) riding sessions available each day (morning and afternoon) and each leased horse can only be ridden once a day. There will be no more than six (6) clients per day at the property. There are also some off-site riding opportunities at Antelope Island, Dimple Dell and Millcreek Canyon that are available for the clients.

The roadway to this site is only partially improved. It appears the applicant may be using part of the right-of-way for storage and parking. Therefore this area shall be cleared out and all parking for this use must be accommodated on site. There is a large driveway, garage and access to the back gravel area that provide plenty of space to accommodate parking on site.

#### **Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. There shall be no more than six (6) clients on site per day.
2. The property must be in compliance with the Agricultural animal point requirements at all times. In particular, if the lease with Pacificorp for additional grazing land is terminated.

3. Must comply with any standards set forth by West Valley City Animal Control and the Salt Lake Valley Health Department.
4. Must obtain a valid West Valley City Business License.
5. Subject to review upon valid complaint.

**Continuance**, to allow for the applicant to submit a detailed plan showing how the site will accommodate the parking needed for this use.